

**MINUTES
PLANNING BOARD
TUESDAY, AUGUST 28, 2018
7:00 PM
HOOD ROOM, MATTHEWS TOWN HALL**

PRESENT: Chairman David Wieser; Vice-Chairman Kerry Lamson; Members Jana Reeve, Michael Ham, Mike Foster, Natasha Edwards, and Mike Rowan; Alternate Member Larry Whitley; Youth Voice Matheus Sadosky; Town Attorney Craig Buie; Planning and Development Director Kathi Ingrish; Senior Planner Jay Camp; Senior Administrative Specialist/Deputy Town Clerk Shana Robertson.

ABSENT: Youth Voice Peyton Gates

CALL TO ORDER

Chairman David Wieser called the meeting to order at 7:00 pm.

APPROVAL OF THE MINUTES

Mike Rowan motioned to approve the minutes from the July 24, 2018 Planning Board meeting as submitted. The motion was seconded by Mike Foster and unanimously approved.

ZONING APPLICATION 2018-686 – 269 S Trade Street, BrookeChase Properties, R-20 to R-VS

Senior Planner Jay Camp informed the Board that updates were received by staff earlier in the day (Exhibit 1 attached and made part of this record). Mr. Camp said that he had not fully reviewed the revisions but gave some updates on observations that were made. Mr. Camp said that the tree canopy on the site had doubled over the minimum requirement. Code requirement is 8% for R-VS and the applicant was proposing 16.6% for the tree save. Mr. Camp said this came from a modification along the greenway and the front corner of the property. One of the home sites had been removed, lot 13. Mr. Camp said that there was a 65 foot distance from lot 12 to entrance to greenway and that gave a 35 foot vegetation buffer with some supplemental screening between the development and the greenway. Tree preservation was shown on the rear of the property, towards the elementary school. Mr. Camp added that the cross section for the street had also been modified and showed a back of curb sidewalk. Mr. Camp informed the Board that the applicant was requesting a zoning variance to install a private street. The request would be heard by the Board of Adjustment on September 13, 2018 at 7:00 PM and will defer the Town Board's decision to October 8, 2018. Mr. Camp said there had also been some architectural changes but he had not gotten to fully review those. The applicant was available for questions.

Larry Whitley asked if private streets were maintained by the Town and Mr. Camp said they would be maintained privately with no public maintenance.

Mr. Foster asked if the parking area was public and Mr. Camp said that it would be private and dedicated for residents to use for overflow.

Michael Ham said that he had asked for a more detailed tree survey during the Public Hearing and asked if the applicant had supplied that information with the updates. Mr. Camp said that was submitted in the updates.

Kerry Lamson asked how the tree save was calculated and if it was canopy or distance. Mr. Camp said that there were different methods and he would need to refer to the Engineer. Mr. Lamson said that there was a significant amount of canopy from the large trees that were in the center of the property and those trees did not look to be part of the tree save.

Mr. Lamson asked where the lot lines were on the properties that backed up to the greenway and Mr. Camp showed where the lot lines were and explained that the greenway was located on a permanent easement that was located on the existing lots to the side. Mr. Lamson asked what assurance does the Town have that the trees along the greenway would stay if the plantings were located on private property. Mr. Camp said that the applicant

could only commit to saving trees on his site. Mr. Camp added that if it was shown on the site plan as tree save then it would be a zoning condition. Mr. Lamson asked if that would prohibit future home owners from clearing any trees. Mr. Camp said that would have to go into the covenants and restrictions for the development. Mr. Lamson said that he had concerns that the development would not be able to maintain a 16% tree save and there needed to be something more than covenants and restrictions. Mr. Camp said that an option would be to look at common open space, but that would reduce the rear yards. Mr. Lamson asked if an easement could be granted to the Town for the protection of the trees and Mr. Camp said that it could potentially be done.

Mr. Ham asked who determines what trees could be saved as part of the 16% and Mr. Camp said that the note on the site plan said that the developer would work with the Town Arborist on preservation and new plantings.

Mr. Rowan said that his neighborhood had conditional zoning on the tree save and said the same concept could be applied.

Mr. Whitley clarified that the original plan was for 13 homes on the site and the applicant had removed one. He added that he liked the layout with the four homes on S Trade Street with the alley behind the properties.

Mr. Lamson asked for clarification on the parking and said that people may still park there to access the greenway. Mr. Camp said that the greenway connection would still be located on the site but the sidewalk and parking would be private if the variance was granted. Mr. Camp said that the developer could post signs to indicate the private parking. Mr. Lamson said that he was concerned that the residents of the development may have a lot of traffic due to people looking for parking along the greenway.

Mr. Foster asked for clarification on the setbacks for the four homes on S Trade Street. Mr. Camp explained that the developer would be donating 20 feet of right-of-way to the NCDOT and the setback would be an additional 20 to 25 feet. He added that this would place the homes more than 40 feet from the existing sidewalk. The driveway for those four homes is located to the rear of the home. Mr. Foster asked how much parking was shown and Mr. Camp said that for R-VS it was the code minimum of two parking spaces.

Garry Smith, BrookeChase Properties, PO Box 578, Matthews was available for questions.

Mr. Ham asked Mr. Smith to review the tree save and locate the specimen trees for the Boards review. Mr. Smith reviewed the landscape survey pointing out that there were two trees shown on the survey that were no longer there and a maple that was diseased and would need to be removed. Mr. Ham said that it would have been helpful to see what trees would be affected if the survey overlaid the site plan. Mr. Ham asked about the three trees located where the road was proposed and Mr. Smith explained the NCDOT wanted the street to line up the existing Main Street. Mr. Ham asked that at least one of the three oaks be saved.

Mr. Rowan asked how far Mr. Smith was planning to encroach on the existing foliage that was along the greenway. Mr. Smith said that the bubble area shown on the site plan would be saved as well as new plantings of low growing 12 to 15 foot plants, 12 feet apart and a hardwood tree planted every 45 to 50 feet.

Natasha Edwards asked how far the existing tree canopy was from the rear of the houses and Mr. Smith said they were 15 to 20 feet. He added that the property had just been flagged and there were a few trees outside the bubble area that he was trying to save but would not know until a review with the civil engineer.

Mr. Ham asked how large the property was and what could be built by right. Mr. Smith said that the property was 2.47 acres with a fifth of an acre being dedicated to the NCDOT for future right-of-way. He added that three homes could be built by right on the location.

Mr. Lamson asked what could be done to protect the trees along the greenway from future property owners. Mr. Smith said that the conditional site plan and CC&Rs (covenants, conditions, and restrictions) would be in place to safeguard the landscaping. Mr. Lamson asked if the homeowners would be responsible in maintaining those areas and Mr. Smith said that was correct and the yards would probably be fenced in, similar to homes on the opposite side of the greenway.

Mr. Ham asked that the Town Arborist be consulted before trees were planted. Jordan Noblin, Landscape Architect with Bloc Design, 2923 S Tryon Street, Charlotte said that he had spoken to Town Arborist, Ralph Ramsaur on the possibilities of what would work. Mr. Noblin said that Mr. Ramsaur gave him a list of possible species that would work in the site.

Mr. Foster asked if the fencing along the greenway could be made consistent. Mr. Smith said that could be done.

Mr. Rowan asked why there was a parking lot and Mr. Smith said that it would allow for guest parking and discourage parking on the street. Mr. Rowan asked if the garages were single car and Mr. Smith said that they were so that 50% of the home's frontage was not taken up with a garage door. Mr. Rowan asked if the driveways would be wide enough for two cars and Mr. Smith said that there would be space for one car in the driveway and one car in the garage.

Ms. Edwards asked what the square footage was of the homes and Mr. Smith said the homes would range from 2,200 to 3,400 square feet and would market from \$450,000 to \$600,000.

Mr. Rowan said that he liked that at least one of the homes was removed from the plan and asked Mr. Smith if he would consider removing two more homes, removing the parking area and enlarging the driveways to fit two vehicles. Mr. Smith said that enlarging the driveways could be done with the current design but it would create more impervious area. It was Mr. Smith's goal to reduce the size of the retention area of the site. Mr. Camp said that to create an attractive streetscape with front porches, it was staff's recommendation that the homes have a one car garage so not to have the whole frontage dominated by a garage door. Conversations continued on the driveway widths and garage sizes.

Mr. Lamson said that there was concern about the traffic that the new development may cause and asked Mr. Smith if he had any thoughts around the school traffic that backs up onto S Trade. Mr. Smith said that there was no doubt that the development would add to the traffic but not by a lot and there was more traffic coming out of Union County than the proposed development. Mr. Lamson said that he was concerned about the residents of the proposed development and their ability to navigate on and off of S Trade Street.

Mr. Lamson asked what was planned at the entrance of the neighborhood. Mr. Smith said that he was looking at short monuments and nice landscaping.

Mr. Foster said that he understood that Matthews Police and Matthews Fire Departments were ok with the plans but asked if conversations could be had with the Police Department of a traffic flow plan during high traffic times.

Mr. Rowan asked how much land was being donated to NCDOT and Mr. Smith said it was 3,800 square feet. Mr. Rowan asked if there would be any sidewalk enhancements and Mr. Smith said that some sections were new and they would remain as is. Mr. Rowan asked if there were any upcoming road projects for S Trade Street and Mr. Camp said that the Public Works Department had requested a multi-use path on that property. Mr. Camp explained that the new path on Matthews-Mint Hill was part of The Carolina Thread Trail and the Town would like to see that extend through Downtown.

Mr. Rowan asked if Mr. Smith would reduce the site by two more homes. Mr. Smith said that he had thought about it but it was not feasible and added there were some by right uses that were not bad but felt they would be fine at the density proposed.

Mr. Ham said that he was conflicted. He said that while it did meet the criteria for R-VS and had good walkability, he felt that it was too dense, the elevations looked to be clipped out of a magazine, and were a high price point for single car garages. Mr. Ham said that he would have a hard time recommending approval.

Mr. Ham recommend denial of application 2018-686 S Trade Street, BrookeChase Properties, R-20 to R-VS as it was not reasonable to the existing community and value of the property and did not conform to the intent of the Matthews Land Use Plan. Ms. Edwards seconded the motion. Mr. Ham, Mr. Lamson, and Ms. Edwards voted in

favor of the denial. Ms. Reeve, Mr. Wieser, Mr. Foster, and Mr. Rowan were opposed. The motion to recommend denial failed.

Mr. Foster motioned to recommend approval of application 2018-686 S Trade Street, BrookeChase Properties, R-20 to R-VS as it was consistent to the Matthews Land Use Plan as it provided a walkable new development near downtown Matthews. Ms. Reeve seconded the motion. Ms. Reeve, Mr. Wieser, Mr. Foster, and Mr. Rowan were in favor of the recommendation. Mr. Ham, Mr. Lamson, and Ms. Edwards were opposed. The motion to recommend approval passed 4 to 3.

ADMINISTRATIVE AMENDMENT – Bainbridge, Revisions to Approved Site Plan and Elevations of Some Buildings

Mr. Camp said that the applicant had updated the elevations and they were slightly different than what was provided in the agenda package (Exhibit 2 attached and made part of this record). Mr. Camp reminded the Board that with Administrative Amendments, Planning Board could approve them or could forward them to the Town Council with a recommendation.

Hannah Byrd, Project Manager with Housing Studio, 333 W Trade Street, Charlotte and Alex Eyssen with Bainbridge reviewed the 2017-663 rezoning. Ms. Byrd said that since the rezoning there had been several design changes that would affect the building footprints and elevations. Buildings affected included the clubhouse, two town home buildings, and the three-story residential building.

Ms. Byrd said that the clubhouse was approved as a two story elevation and they were requesting a one story building similar to other clubhouses that Bainbridge had developed. The design is split in the middle by an outside breezeway allowing the residential amenities area to be separated from the leasing office. Ms. Byrd said elements were added such as a chimney and a porch. She reviewed the proposed clubhouse front, side, and rear elevations with the Board.

Ms. Byrd said that they revisited their density calculations with the Townhome buildings. The conditional rezoning allowed for 350 units on the site. Ms. Byrd said that they were showing ten townhouse units and they were wishing to reduce that to six, with three units per building. Other changes to the townhome units were the reduction of the second story to be a partial floor area and brick stoops that would have sidewalk connections to Matthews-Mint Hill Road. The elevation presented would face Matthews-Mint Hill Road.

The Garden Building, the three-story residential building, was proposed with a breezeway relocation for the purpose to save a large tree that was on the site. Ms. Byrd said that other changes included replacing the brick masonry to a cultured stone so to add visual differences throughout the site.

Mr. Ham asked if it was still 350 units and Ms. Byrd said that it was. Mr. Ham said that he felt all the design changes were improvements.

Mr. Whitley said that he also liked the changes.

Ms. Byrd reviewed the elevation improvements to the two 128 unit Manor buildings. She said that there was a height restriction and Commissioner John Urban suggested a fully flat parapet roof.

Mr. Eyssen said that they were very focused on the tree save and landscaping. He said these changes would cost more and the parapet roof would be four times more expensive than what was previously approved.

Mr. Ham motioned to approve the Administrative Amendment for Bainbridge elevations as most currently amended, which has been found to be consistent with the Matthews Land Use Plan as the proposed new elevations for the townhomes and clubhouse deviate from the original design but do not detract from the overall design intent of the entire development. The design changes improve the community. Mr. Foster seconded the motion and it passed unanimously.

ADMINISTRATIVE AMENDMENT – New House Elevation Added for Fullwood Station

Mr. Camp reviewed the request for one additional home elevation for Fullwood Station. Mr. Camp said that the neighborhood had a condition that four homes be built with side load garages and that requirement had been met. Other requirements included front porches and brick construction. Mr. Camp reviewed other approved elevations with the Board and said that the requested addition blended well with what existed and created more diversity in the design.

Mr. Wieser asked if this requested elevation would better conform to a corner lot and Mr. Camp said the home plan was narrower and would work better with deeper side yard requirements.

Mr. Lamson asked if the porch size was comparable to others in the neighborhood and asked if this elevation was planned on other lots in development or just a single lot. Shannon Boling with David Weekley Homes, 11430 North Community House Road, Charlotte said that the porch measured 4.5 feet to the window and 7 feet to the front door. Mr. Boling said that if they could get it approved as an elevation David Weekley Homes would like to add it to their catalog of styles for Fullwood Station.

Mr. Whitley asked how many homes were in the neighborhood and Mr. Boling said that there were 42 lots in the neighborhood and there were around 20 homes left to build selling consistently in the lower \$500,000 range.

Mr. Lamson asked if there were alternate front facades for the house plan and how close together would the elevation be used if approved. Darren Price, Project Manager for Fullwood Station said that their policy enforces an internal separation between styles so the same home would not be built next to or across from each other. Mr. Price said that if there was a high demand for the elevation they would request more alterations of that plan.

Ms. Reeve motioned that the requested Administrative Amendment for Fullwood Station, as most currently amended, be approved, as it is consistent with the Matthews Land Use Plan. The proposed elevation is similar to already approved elevations for the subdivision and constructed of brick, stone, and hardi- plank. Additional elevations provide character to the housing product within the subdivision. The request was reasonable and in the public interest. Mr. Foster seconded the motion and it passed unanimously.

ADMINISTRATIVE AMENDMENT – Revised Site Plan and Building Elevations for Lidl

Mr. Camp said that Lidl was seeking to reduce the building by 7,000 square feet. Mr. Camp reviewed the previously submitted site plan and building elevation that was a departure from what was originally approved during the rezoning. Mr. Camp said that the request that was currently submitted was a smaller building with minimal changes from the original approved elevations that were part of the rezoning.

Mr. Lamson asked where the court yard was as it was not pictured in the renderings. Brian Miller with Bohler Engineering said that the sitting area would remain on the site it was just outside the picture provided.

Mr. Whitley said that he appreciated all of their hard work in presenting something smaller that looks similar to the one that was approved.

Mr. Ham said that he felt this design would be one of the best-looking designs in Matthews.

Desmond Anyanwu, Real Estate Development Manager for Lidl, 2815 Industrial Drive said that they made changes with fresh thinking and gave the Town what was requested.

Mr. Lamson said that the building would be about 20% smaller compared to the new Indian Trail location. He asked what would be missing from the Matthews store with the reduction in floor space. Mr. Anyanwu said that the

product offerings would be the same. The Matthews store would just make a better use of space compared to other stores in the area.

Mr. Ham asked about the parking requirement with the parking being reduced to 134 spaces and Mr. Camp verified that would meet town parking requirements.

Mr. Lamson asked for clarification on the elevation that fronted Idlewild Road. Michael Key with Progressive ae, 330 South Tryon Street, Charlotte reviewed the elevations with the Planning Board Members.

Mr. Lamson asked if the Board wanted to consider making a recommendation and sending it to the Town Board for final decision. Ms. Edwards said that she felt that the elevations were so close to the approved design there was no reason to send it to the Town Council. Mr. Ham said that he felt that the applicant had done everything that was asked of them by the Board and he was comfortable voting on the Administrative Amendment.

Mr. Ham motioned that the requested Administrative Amendment for Lidl elevation and site plan changes, as most currently amended, be approved, as it was found to be consistent with the Matthews Land Use Plan. The proposed new elevations are substantially similar to the original elevations included with the rezoning approval and it is reasonable and in the public interest and added an attractive market into the Town of Matthews. Ms. Reeve seconded the motion and it was unanimously approved

HOUSING STUDY UPDATE

Mr. Lamson gave an update on the affordable housing subcommittee and their successful efforts broadening the representation of the committee members. He said that they had secured members in the fields of real estate professionals, financial, faith-based organizations, commercial multi housing, Habitat for Humanity, staff with knowledge in federal funding, and a member who is involved with the Neighborhood and Housing Services for Charlotte. Mr. Lamson said that a lot of discussion during the recent meeting was to set a definition on what affordable housing meant for the Town of Matthews.

YOUTH VOICE MEMBERS

Mr. Foster asked about the Youth Voice program. He said that the Board may want to contact the members and determine if they are willing to continue for the 2018-2019 school year. He added that the Board may need to interview new students if youth members choose not to continue. Mr. Wieser said that he would reach out to the Youth Members.

ADJOURNMENT

Mr. Ham motioned to adjourn and Ms. Edwards seconded. The motion passed unanimously and the meeting adjourned at 9:09 pm.

Respectfully submitted,



Shana Robertson
Senior Administrative Specialist/Deputy Town Clerk

APPROVED
9/25/2018